



City of Santa Barbara

Planning Division

PLANNING COMMISSION MINUTES

May 22, 2014

CALL TO ORDER:

Chair Schwartz called the meeting to order at 9:02 A.M.

I. ROLL CALL

Chair Deborah L. Schwartz, Vice-Chair Addison Thompson, Commissioners Bruce Bartlett, John P. Campanella, Sheila Lodge, and June Pujo.

Absent: Commissioner Jordan

STAFF PRESENT:

Renee Brooke, Senior Planner
N. Scott Vincent, Assistant City Attorney
Allison De Busk, Project Planner
Dan Gullett, Associate Planner
Stacey Wilson, Associate Transportation Planner
Kelly Brodison, Assistant Planner
Gabriela Feliciano, Commission Secretary

II. PRELIMINARY MATTERS:

A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

None.

B. Announcements and appeals.

Ms. Brooke announced that at the May 20, 2014, City Council appeal hearing the Architectural Board of Review's Final Approval was upheld for the project located at 510 N. Salsipuedes Street.

C. Comments from members of the public pertaining to items not on this agenda.

None.

III. CONSENT ITEM:

ACTUAL TIME: 9:03 A.M.

APPLICATION OF KIMBERLY TRUE, LANDSCAPE ARCHITECT FOR PETER & LINDA SNOWDEN, 1661 SHORELINE DRIVE, APN 045-173-040, E-3 (ONE-FAMILY RESIDENCE) & SD-3 (COASTAL OVERLAY) ZONES, GENERAL PLAN & LOCAL COASTAL PLAN DESIGNATION: RESIDENTIAL (5 UNITS PER ACRE) MST2014-00057/CDP2014-00008

The project is located on a 20,473 square-foot bluff top lot developed with an existing single-family residence and attached garage. The project consists of landscaping changes including, removal of 1,518 square feet of existing lawn; a new 450 square foot permeable, artificial turf, bocce ball court; a new 93 square foot decomposed granite path; 574 square feet of flagstone with planted joints; new drip irrigation; water wise planting; landscape boulders; and replacement of 174 linear feet of fencing along the eastern and western property lines with new fencing between 4.5 and 8 feet tall.

The discretionary application required for this project is a Coastal Development Permit to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 (New Construction or Conversion of Small Structures).

Case Planner: Dan Gullett, Project Planner
Email: DGullett@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4550

Ms. Brooke requested that the Planning Commission waive the Staff Report.

MOTION: Lodge/Thompson

Waive the Staff Report.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Jordan)

Kimberly True, Landscape Architect, and Peter Snowden, Owner, were available to answer questions.

Chair Schwartz opened the public hearing at 9:14 A.M. and, with no one wishing to speak, it was closed.

MOTION: Pujo/Thompson

Assigned Resolution No. 011-14

Approved the project, making the findings for the Coastal Development Permit as outlined in the Staff Report, dated May 8, 2014, subject to the Conditions of Approval in Exhibit A of the Staff Report.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Jordan)

Chair Schwartz announced the ten calendar day appeal period.

IV. NEW ITEMS:

ACTUAL TIME: 9:16 A.M.

A. APPLICATION OF HEIDI JONES, SUZANNE ELLEDGE PERMITTING FOR FIGUEROA INVESTORS, 608 AND 614 CHAPALA STREET, APN 037-131-020, C-M (COMMERCIAL MANUFACTURING) ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH RESIDENTIAL 28-36 DU/ACRE MST2013-00397)

The project consists of a proposal to infill 5,402 square feet under an existing roof area attached to a 20,859 square foot commercial building and to add a 187 square foot restroom addition to an existing 179 square foot detached office building. No change in use is proposed and no grading is required. Total development on this 42,972 square foot parcel will be 26,440 square feet of commercial/office space and 33 parking spaces. The existing building is on the City's List of Potential Historic Resources and is included in the State Historic Resources Inventory as the "Former C & H Chevrolet constructed in 1946."

The discretionary application required for this project is a Development Plan to allow the construction of 5,402 square feet of nonresidential development (SBMC Chapter 28.85).

The project activity is within the scope of the 2011 General Plan and the Program EIR analysis for the General Plan. No further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183). City Council environmental findings adopted for the 2011 General Plan, remain applicable for this project. The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Case Planner: Kelly Brodison, Assistant Planner

Email: KBrodison@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4531.

Kelly Brodison, Assistant Planner, gave the Staff presentation. Stacey Wilson, Associate Transportation Planner, was available to answer questions.

Scott Vincent, Assistant City Attorney, provided clarification on limitations for development and property transfer related to a lot tie agreement.

Heidi Jones, Associate Planner, Suzanne Elledge Planning and Permitting Services, and Jim Vanorder, Architect, gave the Applicant presentation.

Chair Schwartz opened the public hearing at 9:46 A.M. and, with no one wishing to speak, it was closed.

MOTION: Pujo

Approve the project, making the findings for an exemption from further environmental review and the Development Plan as outlined in the Staff Report, dated May 8, 2014, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following additions to the Conditions of Approval:

1. Add Condition C.4. (Design Review): Landscape Plan. Include additional landscaping and canopy trees on-site.
2. Add condition B.8. to require a Transportation Demand Management Program in conformance with the Circulation Element of the General Plan.
3. Expand Condition D.1.b., to include a dedication for sidewalk improvements at 614 Chapala Street in conformance with the Pedestrian Master Plan.

The motion failed for lack of a second.

MOTION: Bartlett/Thompson

Assigned Resolution No. 012-14

Approve the project, making the findings for an exemption from further environmental review and the Development Plan as outlined in the Staff Report, dated May 8, 2014, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following additions to the Conditions of Approval:

1. Expand Condition D.1.b., to include land dedication and sidewalk improvements along the frontage of 614 Chapala Street (Parcel 1) in compliance with the Pedestrian Master Plan and Chapala Streetscape Design Guidelines, with intent of not having to relocate the existing backflow device.
2. Add Condition C.4 (Design Review): Site Layout. Applicant to work with HLC to comply with the Pedestrian Master Plan and Urban Design Guidelines, which discourages parking in front of buildings.

This motion carried by the following vote:

Ayes: 5 Noes: 1 (Lodge) Abstain: 0 Absent: 1 (Jordan)

Comments on Motion:

- Commissioner Lodge was in favor of increased landscaping being included in the Conditions of Approval.
- Commissioner Pujo supported the motion but remained concerned with the lack of landscaping and lack of a standard condition for a Transportation Demand Management Program.

- Commissioner Campanella was concerned that the Commission was changing what was previously acceptable to the Historic Landmarks Commission (HLC), but changed his vote in support of the motion after learning that HLC would further review the project.

Chair Schwartz announced the ten calendar day appeal period.

Chair Schwartz announced a recess at 11:08 A.M. and reconvened the meeting at 11:17 A.M.

ACTUAL TIME: 11:17 A.M.

B. APPLICATION OF BILL McREYNOLDS FOR CITY VENTURES URBAN LAND LLC, 240 W. ALAMAR AVENUE, APN 051-283-001, R-3 (LIMITED MULTIPLE FAMILY RESIDENCE) & SD-2 (SPECIAL DISTRICT) ZONES, GENERAL PLAN DESIGNATION: MED/HIGH DENSITY RESIDENTIAL (15-27 UNITS/ACRE) (MST2013-00022)

The project consists of the demolition of a single-family residence and detached garage, and construction of a two- and three-story 7,410 square foot condominium building containing four price-restricted, three-bedroom units affordable to moderate income households. Two parking spaces would be provided per unit; two-car garages for three units and a one-car garage and one uncovered parking space for the back unit. The property area is 14,808 square feet and includes a reach of Mission Creek.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow the building to encroach into the 20-foot front setback (SBMC §28.45.008 & §28.92.110); and
2. A Tentative Subdivision Map for a one-lot subdivision to create four residential condominium units (SBMC Chapters 27.07 and 27.13).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Case Planner: Dan Gullett, Project Planner

Email: DGullett@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4550

Dan Gullett, Project Planner, gave the Staff presentation. David Rowell, Housing and Redevelopment Project Planner, was present to answer questions.

Bill McReynolds, Vice President of Development, City Ventures, and Detlev Peikert, Architect, gave the Applicant presentation.

Chair Schwartz opened the public hearing at 11:58 A.M. and, with no one wishing to speak, it was closed.

Although some Commissioners agreed with the Architectural Board of Review and had no issue with the height or the third story element, they did not feel they could make the findings for the front setback modification and neighborhood compatibility.

Some Commissioners suggested that if the project had been proposed as an Average Unit-Size Density (AUD) project, it would not require a front setback modification and could result in more affordable units.

STRAW POLL:

Would there be support for a parking modification if the project were not proposed under AUD, which allows one parking space?

Ayes: 0 Noes: 6 Abstain: 0 Absent: 1 (Jordan)

STRAW POLL:

Is there support to consider a front setback modification similar to what is being requested today?

Ayes: 0 Noes: 6 Abstain: 0 Absent: 1 (Jordan)

STRAW POLL:

Is there support to keep the creek setback at the proposed 35 feet?

Ayes: 5 Noes: 1 (Bartlett) Abstain: 0 Absent: 1 (Jordan)

STRAW POLL:

Is there support for the current unit size, or would the Commission prefer smaller units?

- Commissioners Thompson, Lodge and Campanella stated that the unit size should be left to the developer.
- Commissioner Bartlett said that the unit size should be smaller.
- Commissioners Pujo and Schwartz said it was not possible to isolate this issue for a straw poll.

MOTION: Lodge/Pujo

Continue the project indefinitely.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Jordan)

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 12:34 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

None was given.

2. Other Committee and Liaison Reports

Commissioner Lodge reported on the Historic Landmark Commission meeting held on May 21, 2014.

3. Report from the Chair

None was given.

VI. ADJOURNMENT

Chair Schwartz adjourned the meeting at 12:34 P.M.

Submitted by,



Gabriela Feliciano, Commission Secretary

